## FORECLOSURE

NOTICE OF SALE UNDER GWINNETT GEORGIA. COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by Joshualyne Roberts and Lucienne Johnson to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Angel Oak Home Loans, LLC, its successors and assigns, dated November 5, 2018, recorded in Deed Book 56243, Page 131, Gwinnett County, Geor-gia Records, as last trans-ferred to Specialized Loan Servicing LLC by assignment recorded in Deed Book 60021, Page 379, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWO HUNDRED SEVENTEEN THOUSAND TWO HUNDRED EIGHTY AND 0/100 NOIL ARS AND 0/100 DOLLARS (\$217,280.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the court-house door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale

within the legal hours of says in on the first Tuesday in September, 2022, the follow-ing described property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice pursuant to O.C.G.A. § 13-1-11 having hear given).

having been given).
Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, bu not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances restrictions, covenants, and any matters of record in-cluding, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. Specialized Loan Servicing LLC

is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

The entity that has full au-The entity timat has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Specialized Loan Servicing LLC, 6200 S. Quebec St., Suite 300, Greenwood Village, CO 80111, 800-306-6050 lage, 6059

Note, however, that such entity is not required by law to negotiate, amend or modi-fy the terms of the loan.

To the best knowledge and belief of the undersigned, the party in possession of the property is Joshualyne Roberts and Lucienne Johnson or a tenant or tenants and said property is more commonly known as 2285 Village Centre Dr, Loganville, Georgia 30052. Should a conflict arise between the property address and the legal description the legal description the legal description will control. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final con-firmation and audit of the status of the loan with the holder of the security deed.

Specialized Loan Servicing LLC

as Attorney in Fact for Joshualyne Roberts and Lucienne Johnson McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road

Roswell, GA 30076 www.foreclosurehotline.net

land lying and being in Land Lot 34 of the 5th District. Lot 34 of the 5th District, Gwinnett County, Georgia, being Lot 10, Block A, Fall Creek Subdivision, Unit 1, as per plat recorded in Plat Book 83, Page 159, Gwinnett County, Georgia Records, which recorded plat is incorporated herein by reference and made a part of this de-

scription. MR/meh 9/6/22 Our file no. 22-07742GA – 950-77841 8/10 17 24 31

NOTICE OF SALE LINDER

GEORGIA, COUNTY GWINNETT Under and by virtue of the Power of Sale contained in a Security Deed given by Gin-neria Harris to Mortgage Electronic Registration Sys-tems, Inc., as grantee, as nominee for Willamette Vallev Bank, its successors and ley Bank, its successors and assigns, dated June 7, 2019, recorded in Deed Book 56653, Page 677, Gwinnett County, Georgia Records and as modified by that certain Loan Modification Agreement recorded in Deed Book 59309, Page 324, Covincett Country Book 59309, Page 324, Gwinnett County, Georgia Records, as last transferred to Guild Mortgage Company LLC by assignment recorded in Deed Book 60021, Page 367, Gwinnett County, Geor-gia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED EIGHTY-ONE HUNDRED EIGHTY-UNE THOUSAND SIX HUNDRED FORTY-NINE AND 0/100 DOLLARS (\$181,649.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash be-fore the courthouse door of Gwinnett County, Georgia, or

at such place as may be law-fully designated as an alter-native, within the legal hours of sale on the first Tuesday in September, 2022, the fol-lowing described property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HERETOF The debt secured by said Security Deed has been and is hereby declared due be-cause of, among other pos-sible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice pursuant to O.C.G.A. § 13-1-11 baying bean given). having been given). Said property will be sold

at such place as may be law-

**FORECLOSURE** 

subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumassessibilitis, lettis, elicumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Securitv Deed first set out above ty Deed Tirst set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. Guild Mortgage Company LLC is the holder of the Se-

curity Deed to the property in accordance with OCGA § 44-14-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is Guild Mortgage Company LLC, PO BOX 85304, San Diego, CA 92186, 800-365-4441

Note, however, that such entity is not required by law to negotiate, amend or modi-fy the terms of the loan. To the best knowledge and belief of the undersigned. the party in possession of the property is Ginneria Har-ris or a tenant or tenants and said property is more com-monly known as 3206 Millgate Ct, Buford, Georgia 30519. Should a conflict arise between the property address and the legal de-scription the legal description will control

The sale will be conducted subject (1) to confirmation that the sale is not prohibit-ed under the U.S. Bankrupt-cy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed. Guild Mortgage Company

LLC
as Attorney in Fact for
Ginneria Harris
McCalla Raymer Leibert
Pierce, LLC
1544 Old Alabama Road
Roswell, GA 30076
www.forecleavebatting.net

www.foreclosurehotline.net

EXHIBIT A
All that tract or parcel of
land lying and being in Land
Lot 178. 7th District, Gwinnett County, Georgia, being
Lot 21, Millgate Crossing,
Phase 1, as per plat recorded in Plat Book 90, Pages
161-162, Gwinnett County,
Georgia Records, which
recorded plat is incorporated
herein by reference and EXHIBIT A herein by reference and made a part of this descrip-MR/ca 9/6/22

Our file no. 22-07910GA -950-76532 7/27 8/3 10 17 24 31 2022

NOTICE OF SALE UNDER GWINNETT GEORGIA, COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by Ja-son Ahern and Tracy Ahern to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for grantee, grantee, as nominee for Countrywide Bank, FSB, its successors and assigns, dated December 14, 2007, recorded in Deed Book 48512, Page 656, Gwinnett County, Georgia Records, as last transferred to U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee but solely as owner trustee for RCF 2 Acquisition Trust by assignment recorded in Deed Book 60073, Page 544, Gwinnett County, Georgia December 2011, 197 gia Records, conveying the after-described property to secure a Note in the original principal amount of THREE HUNDRED SIXTY-TWO THOUSAND AND 0/100 DOLLARS (\$362,000.00), with interest thereon as set forth therein, there will be

sold at public outcry to the highest bidder for cash be-Gwinnett County, Georgia, or at such place as may be lawfully designated as an alter-native, within the legal hours of sale on the first Tuesday in September, 2022, the following described property: SEE EXHIBIT A ATTACHED HERETO AND MADE A

PART HEREOF PART HEREOF
The debt secured by said
Security Deed has been and
is hereby declared due because of, among other possible events of default, failas and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice pursuant to O.C.G.A. § 13-1-11 beging hear given).

having been given).
Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and in-spection of the property, any assessments, liens, encumassessments, liens, encum-brances, zoning ordinances, restrictions, covenants, and any matters of record in-cluding, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the abovenamed or the undersigned.

U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust is the holder of the Security Deed to the property in accordance with tv Deed first set out above.

property in accordance with OCGA § 44-14-162.2. OCGA § 44-14-162.2.
The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Selene Finance, 3501 Olympus Boulevard, 5th Floor, Suite 500, Dallas, TX 75019, 7136252034.

Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan To the best knowledge and belief of the undersigned, the party in possession of the property is Tracy Ahern or a tenant or tenants and or a tenant or tenants and said property is more com-monly known as 4742 Moon Chase Dr, Buford, Georgia 30519. Should a conflict arise between the property

arise between the property address and the legal description the legal description will control.

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final con-firmation and audit of the status of the loan with the holder of the security deed. U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Ac-quisition Trust as Attorney in Fact for

Jason Ahern and Tracy Ah-

McCalla Baymer Leibert

**FORECLOSURE** 

1544 Old Alabama Road Roswell, GA 30076

www.foreclosurehotline.net **FXHIBIT A** All that tract or parcel of land lying and being in Land Lot 2 of the 1st District, Lot 2 of the 1st District, Gwinnett County, Georgia, being Lot 75, Block A, Sum-merhaven fka Caralluma, Unit 1, as per plat recorded in Plat Book 112, Pages 11-12, Gwinnett County records, said plat being in-corporated herein by refer-ence thereto. ence thereto

MR/ca 9/6/22 Our file no. 22-08042GA – 950-77129 8/10 17 24 31

NOTICE OF SALE UNDER **POWER** 

GEORGIA, GWINNETT COUNTY Under and by virtue of the Power of Sale contained in a Security Deed given by Raiford Hodges, III to Mort-gage Electronic Registration Systems, Inc., as grantee, as nominee for SunTrust Mortgage, Inc., its successors gage, Inc., its successors and assigns, dated Novem-ber 17, 2009, recorded in Deed Book 49844, Page 237, Gwinnett County, Georgia Records, as last trans-ferred to Truist Bank by as-signment recorded in Deed Book 5007, Page 601 59907, Page 691, nett County, Georgia rds, conveying the af-

Records, conveying the after-described property to secure a Note in the original principal amount of FORTY-SEVEN THOUSAND ONE HUNDRED THIRTY AND 0/100 DOLLARS (\$47,130.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such place as may be lawfully place as may be lawfully designated as an alternative. within the legal hours of sale on the first Tuesday in September, 2022, the following described property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART

HFRF0F The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failsible events of default, fall-ure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the

sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice pursuant to 0.C.G.A. § 13-1-11 having been given). Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encum-brances, zoning ordinances, restrictions, covenants, and any matters of record in-cluding, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. Truist Bank, successor by merger to SunTrust Bank is the holder of the Security Deed to the property in accordance with OCGA § 44-

14-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Truist Bank, 111 Millport Circle, Greenville, 29607, 800-827-3722.

Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party in possession of the property is Raiford Hodges, III or a tenant or tenants and said property is

more commonly known as 6658 September Eve, Nor-cross, Georgia 30092. Should a conflict arise between the property address and the legal description the legal description will control. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and subject the firmation and audit of the status of the loan with the Truist Bank, successor I merger to SunTrust Bank as Attorney in Fact for

Raiford Hodges, III McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net

EXHIBIT A All that tract or parcel of land lying and being in Land Lot 281 of the 6th District, Gwinnett County, Georgia being Bldg. 23, Unit B, of Autumn Trace Subdivision, Phase Three, as per plat thereof recorded in Plat Book 20, page 300, Gwinnett County Georgia Records, which plat is incorporated herein by reference and made a part of this description. Being known as 6658 September Eve by the present system of numbering houses in Gwinnett County, Georgia. All that tract or parcel of County, Georgia. MR/meh 9/6/22

Our file no. 22-08114GA -950-76386 8/3 10 17 24 31 2022

NOTICE OF SALE UNDER **POWER** GEORGIA, GWINNETT

GEORGIA, COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by Roland Lyles a/k/a Roland M. Lyles to Wells Fargo Bank, N.A., dated December 14, 2011, recorded in Deed Book 51062, Page 512, Gwinnett County, Georgia Records and as modified by that certain Loan Modificathat certain Loan Modifica-tion Agreement recorded in Deed Book 56667, Page 633, Gwinnett County, Georgia Records, conveying the af-Records, conveying the anter-described property to secure a Note in the original principal amount of FORTY-SIX THOUSAND SEVEN HUNDRED EIGHTY-THREE AND 0/100 DOLLARS (\$46,783.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett Country, Georgia, or at such County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in September, 2022, the follow-

HEREOF
The debt secured by said Security Deed has been and is hereby declared due be-cause of, among other pos-sible events of default, fail-

ing described property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART

**FORECLOSURE** 

as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security. as provided in the Security as provided in the Security Deed and by law, including attorney's fees (notice pursuant to 0.C.G.A. § 13-1-11 having been given). Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien but

taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, zoning ordinances, zones and specific restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or representation, warranty or recourse against the above-named or the undersigned.

Wells Fargo Bank, N.A. is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Wells Fargo Bank, N.A., PO Box 10335, Des Moines, IA

50306, 1-800-416-1472. Note, however, that such entity is not required by law to negotiate, amend or modi-fy the terms of the loan. To the best knowledge and belief of the undersigned, the party in possession of the property is Roland Lyles a/k/a Roland M. Lyles and Estate of Roland Lyles or a tenant or tenants and said property is more commonly known as 3256 Sarah Lou Dr, Snellville, Georgia 30078. Should a conflict arise between the property

address and the legal description the legal description will control.

The sale will be conducted subject (1) to confirmation that the sale is not prohibitative of the conducted subject (2) to confirmation that the sale is not prohibitative of the sale is not proh ed under the U.S. Bankruntcy Code and (2) to final con-firmation and audit of the status of the loan with the holder of the security deed. Wells Fargo Bank, N.A.

as Attorney in Fact for Roland Lyles a/k/a Roland M. Lyles
McCalla Raymer Leibert
Pierce, LLC
1544 Old Alabama Road Roswell, GA 30076

www.foreclosurehotline.net
\*Auction services provided
by Auction.com (www.auction.com) EXHIBIT A

ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 51 OF THE 611 DISTRICT OF GWINNETT COUNTY, GEOR-GIA, BEING LOT 10, BLOCK GIA, BEING LOI 10, BLOCK
A, UNIT TWO, MURELL ESTATES SUBDIVISION, AS
PER PLAT RECORDED AT
PLAT BOOK 31, PAGE 34,
GWINNETT COUNTY
RECORDS, SAID PLAT BEING INCORPORATED HEREIN AND MADE A PART
HEREFOR BY.

THIS REFERENCE, AND BEING KNOWN AS 3254-3256 SARAH LOU DRIVE, SNEL-SARAH LOU DRIVE, SNEL-LVILLE, GA 30078 ACCORD-ING TO THE PRESENT SYS-TEM OF NUMBERING. THIS IS THE SAME PROP-ERTY THAT WAS CON-VEYED TO FEDERAL NA TIONAL MORTGAGE ASSO-CIATION BY SPECIAL WAR-

RANTY DEED DATED APRIL 6. 2010, FILED APRIL 27, 2010, AND RECORDED AT DEED BOOK 50043, PAGE 039, GW RECORDS GWINNETT COUNTY THE CURRENT TAX PAR-CEL I.D. NUMBER IS: R6051

MR/ca 9/6/22

Our file no. 22-08211GA -950-74355 6/29 7/6 13 20 27 8/ 10 17 24 31 2022

NOTICE OF SALE UNDER GWINNETT

GEORGIA, COUNTY Under and by virtue of the Power of Sale contained in a Security Deed given by Jermaine D Van Holten and Natasha D Van Holten to Mortgage Electronic Regis-Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Watermark Financial Partners, Inc., its successors and assigns, dated August 24, 2004, recorded in Deed Book 39746, Page 277, Gwinnett County, Georgia Records and as modified by that certain Loan Modification Agreement recorded in Deed Book 56619, Page 483, Gwinnett County, Georgia Deed Book 56619, Page 483, Gwinnett County, Georgia Records, as last transferred to PNC Bank, National Association by assignment recorded in Deed Book 51245, Page 387, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED FORTY-SEVEN THOUSAND EIGHT HUNDRED TWENTY-NINE AND 0/100 DOLLARS EIGHI HUNDRED IWENIY-NINE AND 0/100 DOLLARS (\$147,829.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative, within the least bours of sole within the legal hours of sale

on the first Tuesday in September, 2022, the follow-ing described property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness and when due and in the as and when due and in the as and when due and in the Mote and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as a statistical in the Security. as provided in the Security Deed and by law, including attorney's fees (notice pur-suant to O.C.G.A. § 13-1-11 having been given)

naving been given).
Said property will be sold
subject to any outstanding
ad valorem taxes (including
taxes which are a lien, but
not yet due and payable), the
right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and in-spection of the property, any assessments, liens, encum-brances, zoning ordinances, braites, zolimity didinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any expressentation, warranty or representation, warranty or recourse against the above-named or the undersigned. PNC Bank, National Associ-ation is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

**FORECLOSURE** 

thority to negotiate, amend, and modify all terms of the mortgage with the debtor is: PNC Bank, N.A., 3232 Newmark Drive, Miamisburg, OH 45342, 800-523-8654.

Note, however, that such entity is not required by law to negotiate, amend or modito negotiate, amend or modify the terms of the loan.

To the best knowledge and belief of the undersigned, the party in possession of the property is Natasha D Van Holten or a tenant or tenants and said property is nown as more commonly known as 4578 James Wade Drive, Snellville, Georgia 30039. Should a conflict arise be-

tween the property address and the legal description the legal description will control.
The sale will be conducted subject (1) to confirmation that the sale is not prohibit-ed under the U.S. Bankrupted under the U.S. Bankrupt-cy Code and (2) to final con-firmation and audit of the status of the loan with the holder of the security deed. PNC Bank, National Association

as Attorney in Fact for as Attorney in Fact for Jermaine D Van Holten and Natasha D Van Holten McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road

Roswell, GA 30076

www.foreclosurehotline.net EXHIBIT A All that tract or parcel of land lying and being in Land Lot 347 of the 4th Land Dis-Lot 347 of the 4th Land District, Gwinnett County, Georgia, being known and designated as Lot 26, Block A, Unit One, Medlock Ridge Subdivision, as per plat of Subdivision, as per plat or said subdivision recorded in Plat Book 85, Page 123, Gwinnett County, Georgia records, which plat is incorporated herein by reference and made a part hereof.

and made a part hereof.
Being the same property
conveyed to Jermaine D.
Van Holten and Natasha D.
Thomas by deed from Montana Homes, Inc. recorded
08/09/2001 in Deed Book
24112 Page 53, the the Office of the Clerk of the Superior Court of Gwinnett County Geornia Our file no. 22-08234GA -

950-78073 8/10 17 24 31

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by Pam T N'Diaye and Abdoulaye N'-Diaye to Mortgage Electronic Registration Systems, Inc., Registration Systems, Inc., as grantee, as nominee for BancMortgage, a division of National Bank of Commerce, its successors and assigns, dated November 8, 2004, recorded in Deed Book 40728, Page 153, Gwinnett County, Georgia Records, as last transferred to MidFirst Bank by assignment recorded in Deed Book 49725, Page 783, Gwinnett County, Georgia Records, conveying Georgia Records, conveying Georgia Records, conveying Georgia Records, conveying the after-described property to secure a Note in the origi-nal principal amount of ONE HUNDRED NINETY-TWO THOUSAND FOUR HUN-DRED AND 0/100 DOLLARS (\$192,400.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett

County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in September, 2022, the following described property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF The debt secured by said

Security Deed has been and is hereby declared due because of, among other posure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, a provided in the Security. McCalla as provided in the Security Deed and by law, including attorney's fees (notice pursuant to O.C.G.A. § 13-1-11

representation warranty or

recourse against the above-named or the undersigned. MIDFIRST BANK is the holder of the Security Deed

to the property in accordance with OCGA § 44-14-

The entity that has full authority to negotiate, amend, and modify all terms of the

monly known as 3925 Yosemite Park Lane, Snel-

30039.

Iville, Georgia 30039.
Should a conflict arise between the property address

and the legal description the

legal description will control. The sale will be conducted

subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the belder of the powerful dead.

holder of the security deed. MIDFIRST BANK

doulaye N'Diaye

as Attorney in Fact for Pam T N'Diaye and Ab-

doulaye N'Diaye
McCalla Raymer Leibert
Pierce, LLC
1544 Old Alabama Road
Roswell, GA 30076
www.foreclosurehotline.net
EXHIBIT A
ALL THAT TRACT OR PAR-

CEL OF LAND LYING AND BEING IN LAND LOT 337, OF

THE 4TH DISTRICT, GWIN-NETT COUNTY, GEORGIA RECORDS, AND BEING IN LOT 32, BLOCK A OF WYN-

TERHAVEN SUBDIVISION, UNIT TWO, AND BEING RECORDED IN PLAT BOOK 100, PAGE 298 IN THE GWINNETT COUNTY, GEOR-

GIA RECORDS, WHICH PLAT IS HEREBY REFER-ENCED AND MADE A PART

Stall to U.C.G.A. § 13-1-11 having been given).
Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority any matters. taxing authority, any matters which might be disclosed by an accurate survey and in-spection of the property, any assessments, liens, encum-brances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. ty Deed first set out above. Said property will be sold on an "as-is" basis without any

MR/meh 9/6/22 Our file no. 22-08388GA -FT18 950-77579 8/10 17 24 31 2022

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by Omar K Smith to Navy Federal Credit Union, dated July 16, 2018, recorded in Deed mortgage with the debtor is:
Midland Mortgage, a division
of Midlerist Bank, 999 N.W.
Grand Boulevard Suite 100,
Oklahoma City, OK 731186116, 800-654-4566.
Note however that such 16, 2018, recorded in Deed Book 56026, Page 550, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of FOUR HUNDRED TEN THOUSAND SEVEN HUNDRED FIGH. Note, however, that such entity is not required by law entity is not required by law to negotiate, amend or modify the terms of the loan.

To the best knowledge and belief of the undersigned, the party in possession of the property is Pam T N'Diaye and Abdoulaye N'Diaye or a tenant or tenants and said property is more commonly known as 3925 Yosemite Park Lane. Snel-SEVEN HUNDRED EIGH-TEEN AND 0/100 DOLLARS (\$410,718.00), with interest thereon as set forth therein, there will be sold at public there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in September, 2022, the following described property.

8006694268.

WWW.foreclosurements
EXHIBIT A
ALL THAT TRACT OR PARCEL OF LAND LYING AND
BEING IN LAND LOT 27 OF
THE ETH DISTRICT, GWIN-

NETT COUNTY, GEORGIA

ing described property: SEE EXHIBIT A ATTACHED HERETO AND MADE A HERETO AND MADE A
PART HEREOF
The debt secured by said
Security Deed has been and
is hereby declared due because of, among other possible events of default, failure to pay the indebtedness
as and when due and in the
manner provided in the Note
and Security Deed. The debt
remaining in default, this

Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and in spection of the property, any assessments, liens, encumbrances, zoning ordinances

OF THIS DESCRIPTION MR/meh 9/6/22 Our file no. 22-08254GA – 950-76140 7/27 8/3 10 17

**FORECLOSURE** 

24 31 2022 NOTICE OF SALE UNDER POWER GEORGIA, COUNTY

Under and by virtue of the

Power of Sale contained in a Security Deed given by Chad Hayhurst to Mortgage Elec-tronic Registration Systems, Inc., as grantee, as nominee for Fairway Independent Mortgage Corporation, its successors and assigns, dat-ed October 12, 2018, record-ed in Deed Book 56187, Page 484, Gwinnett County, Caperia Pecende Georgia Records, as last transferred to Matrix Finantransferred to Matrix Financial Services Corporation by assignment recorded in Deed Book 58929, Page 558, Gwinnett County, Georgia Records, conveying the af-Records, conveying the after-described property to secure a Note in the original principal amount of TWO HUNDRED TWELVE THOUSAND AND 0/100 DOLLARS (\$212,000.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in September, 2022, the follow-ing described property ing described property: SEE EXHIBIT A ATTACHED

HERETO AND MADE A
PART HEREOF
The debt secured by said
Security Deed has been and is hereby declared due be-cause of, among other pos-sible events of default, fail-ure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law including as provided in the Security Deed and by law, including attorney's fees (notice pur-suant to O.C.G.A. § 13-1-11 having been given). Said property will be sold subject to any outstanding ad valorem taxes (including

taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, encumber and applications of the second of th prantees, zoliming drainances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the aboverecourse against the above-named or the undersigned.

MATRIX FINANCIAL SER-VICES CORP is the holder of the Security Deed to the

property in accordance with OCGA § 44-14-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Flagstar Bank, F.S.B., 5151 Corporate Drive, , Troy, MI 48098, 800-945-7700. to negotiate, amend or modi-fy the terms of the loan. To the best knowledge and belief of the undersigned, the party in possession of the property is Chad Hay-hurst or a tenant or tenants and said property is more

commonly known as 505
Middleton Place, Grayson,
Georgia 30017. Should a
conflict arise between the
property address and the legal description the legal description will control. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankrupt-

Code and (2) to final con firmation and audit of the status of the loan with the holder of the security deed. MATRIX FINANCIAL SER-VICES CORP as Attorney in Fact for Chad Hayhurst

Raymer Leibert MCCalla Haymer Leidert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 155 OF THE 5TH DISTRICT, GWIN-

THE 51H DISTRICT, GWINNETT COUNTY, GEORGIA,
BEING LOT 38, BLOCK B,
MIDDLETON SUBDIVISION,
UNIT TWO, AS PER PLAT
RECORDED IN PLAT BOOK
88, PAGE 147, GWINNETT
COUNTY, GEORGIA
RECORDS, WHICH
RECORDED PLAT IS INCOR-PORATED HEREIN BY REF-ERENCE AND MADE A PART OF THIS DESCRIPTION.

more commonly known as 4759 Scarborough Place, Stone Mountain, Georgia 30087. Should a conflict arise between the property address and the legal description the legal description will control.

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankrupt-cy Code and (2) to final conremaining in default, this sale will be made for the cy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed. Ameris Bank, successor by merger to Fidelity Bank dba Fidelity Bank Mortgage as Attorney in Fact for Vannapha Patsakham McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A cy Code and (2) to final con-firmation, and audit of the sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice pursuant to O.C.G.A. § 13-1-11

**FORECLOSURE** 

restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the aboverecourse against the above-named or the undersigned. Navy Federal Credit Union

is the holder of the Security Deed to the property in ac-cordance with OCGA § 44-14-162.2. The entity that has full authe entity tina last bull are thority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Navy Federal Credit Union, 820 Follin Lane, Vienna, VA 22180, (800)258-5948. Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan. To the best knowledge and

the best knowledge and belief of the undersigned, the party in possession of the property is Omar K Smith and Mary Cy Duffoo-Smith or a tenant or tenants and said property is more commonly known as **4030** Lantern Hill Drive, Dacula, Georgia 30019. Should a conflict arise between the property address and the legal description the legal description will control. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final con-firmation and audit of the status of the loan with the holder of the security deed. Navy Federal Credit Union as Attorney in Fact for

Omar K Smith McCalla Raymer Leibert
Pierce, LLC
1544 Old Alabama Road
Roswell, GA 30076
www.foreclosurehotline.net

EXHIBIT A All that tract or parcel of All that tract or parcer of land lying and being in Land Lot 2 of the 2nd District, GMD 1749, Gwinnett Coun-ty, Georgia, being Lot 105, Block KK (formerly Block MM) of Ridgebrooke at Hamilton Mill Subdivision Phase 8C, as per plat recorded in Plat Book 99, Page 132, Gwinnett County Records, said plat being in-corporated herein by reference thereto

ence thereto.
Conveyance subject to all easements and restrictions of record, if any.
Parcel ID R3002B380
MR/ca 9/6/22

Our file no. 22-08596GA -950-78063 8/10 17 24 31 2022

NOTICE OF SALE UNDER

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, fail-POWER GEORGIA, COUNTY GWINNETT ure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the Under and by virtue of the Power of Sale contained in a Security Deed given by Vannapha Patsakham to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Fidelity Bank Mortgage, its successors and assigns, dated March 13, 2015, recorded in Deed Book 53434, Page 751, Gwinnett County, Georgia Records, as last transferred Under and by virtue of the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice pursuant to O.C.G.A. § 13-1-11 Book 53434, Page 751, Gwinnett County, Georgia Records, as last transferred to Fidelity Bank dba Fidelity Bank Mortgage by assignment recorded in Deed Book 55877, Page 171, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED FIFTY-TWO THOUSAND AND 0/100 DOLLARS 0/100 AND DOLLARS AND 0/100 DULLARS (\$152,000.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative,

brances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the abovenamed or the undersigned. U.S. Bank Trust National Association, not in its indiwithin the legal hours of sale Association, not in its individual capacity but solely as owner trustee for RCF 2 Ac-quisition Trust is the holder of the Security Deed to the on the first Tuesday in September, 2022, the following described property: SEE EXHIBIT A ATTACHED HEREOF The debt secured by said OCGA § 44-14-162.2 The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Selene Finance, 3501 Olympus Boulevard, 5th Floor, Suito 500 Belles 77 2504 Security Deed has been and is hereby declared due be-cause of, among other pos-sible events of default, failure to pay the indebtedness as and when due and in the Suite 500, Dallas, TX 75019, as and when due and in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, a provided in the Security. 7136252034.

Note, however, that such entity is not required by law to negotiate, amend or modi-fy the terms of the loan. To the best knowledge and

lo the best knowledge and belief of the undersigned, the party in possession of the property is Sara A Mooney or a tenant or ten-ants and said property is more commonly known as as provided in the Security Deed and by law, including attorney's fees (notice pur-suant to O.C.G.A. § 13-1-11 having been given). Said property will be sold 4043 Mckinley Drive, Snel-lville, Georgia 30039. Should a conflict arise besubject to any outstanding subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and should a connict arise be-tween the property address and the legal description the legal description will control. The sale will be conducted subject (1) to confirmation that the sale is not prohibit-ed under the U.S. Bankrupted under the U.S. Bankrupt-cy Code and (2) to final con-firmation and audit of the status of the loan with the holder of the security deed. U.S. Bank Trust National Association, not in its indiprances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranteed. Association, not in its fillow-vidual capacity but solely as owner trustee for RCF 2 Ac-quisition Trust as Attorney in Fact for Sara A Mooney McCalla Raymer Leibert Pierce, LLC representation, warranty or recourse against the above-named or the undersigned. Ameris Bank, successor by merger to Fidelity Bank dba Fidelity Bank Mortgage is the belder of the Sequesty Daed holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.
The entity that has full authority that has ful

1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A All that tract or parcel of

land lying and being in Land Lot 36 of the 6th District, The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Ameris Bank, successor by merger to Fidelity Bank dba Fidelity Bank Mortgage, 1 Corporate Drive, Suite 360, Lake Zurich, IL 60047, 8006694268. Gwinnett County, Georgia, being Lot 1, Block B, Unit I of Brentwood Subdivision, as per plat thereof recorded in Plat Book 15, page 38, Gwinnett County, Georgia Records, which recorded plat is incorporated herein Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan. by reference and made a part of this description. MR/ca 9/6/22 Our file no. 22-08603GA -To the best knowledge and to the best knowledge and belief of the undersigned, the party in possession of the property is Vannapha Patsakham or a tenant or tenants and said property is more commonly known a

FT8 950-77827 8/10 17 24 31 2022

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT

GEORGIA, COUNTY
Under and by virtue of the Power of Sale contained in a Security Deed given by Stephen A Lanum and Michelle Delisa Griffin to Mortgage Electronic Registration Systems, Inc., as orantee, as nominee for grantee, as nominee for Quicken Loans Inc., its successors and assigns, dated June 18, 2016, recorded in Deed Book 54398, Page 151, Gwinnett County, Geor-gia Records, as last trans-ferred to Quicken Loans, LLC by assignment recorded in Deed Book 57890, Page 855, Gwinnett County, Georgia Records, conveying that after-described property to secure a Note in the original principal amount of ONE principal amount of ONE HUNDRED SIXTY-FIVE HUNDRED SIXTY-FIVE THOUSAND FOUR HUNDRED NINETY-SIX AND 0/100 DOLLARS (\$165,496.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder

**FORECLOSURE** 

**FORECLOSURE** 

BEING PART OF LOT 2, BLOCK E, THE MOORINGS SUBDIVISION, UNIT TWO, AS PER PLAT RECORDED IN

PLAT BOOK 9, PAGE 275, AS REVISED IN PLAT BOOK

14, PAGE 220, GWINNETT
COUNTY GEORGIA
RECORDS, WHICH PLAT IS
INCORPORATED HEREIN

AND MADE A PART HEREOF

AND MADE A PART HEREUP BY REFERENCE. LESS AND EXCEPT THAT PORTION TAKEN IN RIGHT-OF-WAY DEED TO GWIN-NETT COUNTY, DATED AU-GUST 11, 1998, RECORDED

IN DEED BOOK 16779 PAGE 204, AFORESAID RECORDS. MAP/PARCEL #:R6027-039

Our file no. 22-08599GA -

950-78004 8/10 17 24 31

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT

Under and by virtue of the Power of Sale contained in a Security Deed given by Sara A Mooney to Mortgage Elec-

tronic Registration Systems.

Inc., as grantee, as nominee

Inc., as grantee, as nominee for Green Tree Servicing LLC, its successors and assigns, dated July 15, 2014, recorded in Deed Book 53063, Page 441, Gwinnett County, Georgia Records and as modified by that certain Loan Modification Agreement recorded in Deed Book 56554, Page 792, Gwinnett County, Georgia Records, as last transferred to U.S. Bank Trust National

to U.S. Bank Trust National Association, not in its indi-vidual capacity but solely as owner trustee for RCF 2 Ac-

quisition Trust by assign-ment recorded in Deed Book

60106, Page 671, Gwinnett County, Georgia Records, conveying the after-de-scribed property to secure a

Note in the original principal amount of ONE HUNDRED

amount of ONE HÜNDRED TWENTY-SIX THOUSAND FIVE HUNDRED AND 0/100 DOLLARS (\$126,500.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such place as may be law-

at such place as may be law

fully designated as an alternative, within the legal hours

of sale on the first Tuesday in September, 2022, the fol-lowing described property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

having been given)

Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but

not yet due and payable), the right of redemption of any

taxing authority, any matters which might be disclosed by

an accurate survey and inspection of the property, any assessments, liens, encum-

brances zoning ordinances

cordance with

MR/ca 9/6/22

2022

COUNTY

for cash before the court-house door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in September, 2022, the following described paper. ing described property: SEE EXHIBIT A ATTACHED

HERETO AND MADE A PART HEREOF The debt secured by said Security Deed has been and is hereby declared due be-cause of, among other poscause or, among other pos-sible events of default, fail-ure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice pursuant to O.C.G.A. § 13-1-11

having been given).
Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by which might be disclosed and accurate survey and in-spection of the property, any assessments, liens, encum-brances, zoning ordinances, restrictions, covenants, and any matters of record in-cluding, but not limited to, those superior to the Securithose superior to the securi-ty Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. is the holder of the Security Deed to the property in accordance with OCGA § 44-14-

dance with OCGA § 44-14-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Rocket Mortgage, LLC, 1050 Woodward Avenue, Detroit, MI 48226, 734-805-7125. Note, however, that such entity is not required by law to negotiate, amend or modito negotiate, amend or modify the terms of the loan. To the best knowledge and

belief of the undersigned, the party in possession of the property is Stephen A Lanum or a tenant or tenants and said property is more commonly known as 2630 Kingstrooke Ln, Duluth, Georgia 30097. Should a conflict arise between the property address and the lead of the conflict arise than the lead of the conflict arise than the lead of the conflict arise than the conflict aris gal description the legal de-scription will control.
The sale will be conducted subject (1) to confirmation that the sale is not prohibit-ed under the U.S. Bankrupt-

cy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed.

Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc Culcken Loans inc.
as Attorney in Fact for
Stephen A Lanum and
Michelle Delisa Griffin
McCalla Raymer Leibert
Pierce, LLC
1544 Old Alabama Road

Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A Tax Id Number(s): R7204

537 Land situated in the County of Gwinnett in the State of

GA
All that tract or parcel of land lying and being in Land Lot 204 of the 7th District, Gwinnett County, Georgia, being Lot 79, Block K, The Villas at Riverbrooke Subdi-vision, Phase One, as per plat recorded in Plat Book 62, Page 227, Gwinnett County, Georgia, records County, Georgia records, which recorded plat is incor-porated herein by this refer-ence and made a part of this description

The property address and tax parcel identification number listed are provided solely for informational pur-

Commonly known as: 2630 Kingsbrooke Lane, Duluth, GA 30097-7395 MR/ca 9/6/20

Our file no. 22-08689GA -FT1 950-78078 8/10 17 24 31

2022 NOTICE OF SALE UNDER GEORGIA. GWINNETT COUNTY

COUNTY
Under and by virtue of the Power of Sale contained in a Security Deed given by Semetar C Avery to Sun America Mortgage Corporation, dated April 21, 2000, recorded in Deed Book 20459, Page 127, Gwinnett County, Georgia Records and as modified by that certain Loan Modification tain Loan Modification
Agreement recorded in Deed
Book 59467, Page 639,
Gwinnett County, Georgia
Records, as last transferred
to U.S. Bank Trust National Association, not in its individual canacity but solely as Delaware trustee and U.S. Bank National Association, not in its individual capacity but solely as Co-Trustee for Government Loan Securitiza-tion Trust 2011-FV1 by as-signment recorded in Deed Book 53165, Page 204, Gwinnett County, Georgia Records, conveying the af-ter described property to se ter-described property to secure a Note in the original principal amount of ONE principal amount of ONE HUNDRED FIFTY-SIX THOU-SAND FIFTY AND 0/100 DOLLARS (\$156,050.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such place as may be lawat such place as may be made fully designated as an alternative, within the legal hours of sale on the first Tuesday in September, 2022, the following described property:

SEE EXHIBIT A ATTACHED

LEGETO AND AND AND A

PART HEREOF The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice pursuant to O.C.G.A. § 13-1-11

AND MADE A

HERETO

having been given).
Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and in-spection of the property, any assessments, liens, encum brances, zoning ordinances, restrictions, covenants, and any matters of record in-cluding, but not limited to, those superior to the Securi-ty Deed first set out above. Said property will be sold on